



CITY OF BRAZIL

Office of Planning and Zoning/Code Enforcement

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City of Brazil Board of Zoning Appeals Regular Meeting August 10, 2009 at 6:00 p.m.

Meeting called to order by Jasen Gibbens at 6:02 p.m. Board members present:

Veda Bussing, Robert Kulow, Jasen Gibbens and Matt Huber. Matt Pollum absent

New Business: Variance request to allow Manufacture Home to be placed within 2-mile radius at 1840 W CR 700 N, Brazil, Indiana. Applicant: Bruce Wolf

Mr. Wolf makes verbal request to allow trailer to be set to replace a trailer that was previously set.

Stacy advises board of history of situation. A complaint was taken in November and when she went to check it out, there was simply a trailer that looked like it had been dumped. Stacy called Charlie Brown of the Clay County Commissioners and reported the trailer as "junk". Mr. Brown contacted Mr. Wolf and there was some back and forth discussion through the end of January. In March of 2009, there was a complaint made again about this situation. Stacy sent a letter to the owner and occupant on April 9, 2009. Thereafter, Mr. Wolf contacted the mayor and set up a meeting with the mayor, Bill Lovett, and Stacy to discuss what could be done to resolve this situation. The mayor instructed Stacy to allow Mr. Wolf to apply for a variance. The hearing was set for June 11, 2009 and Mr. Wolf was given the packet with instructions. Mr. Wolf returned the petition and a portion of the paperwork on June 10, 2009, which was too late for Stacy to obtain notice of publication. Thereafter, Stacy set this matter for August 10, 2009.

Argyll Burns is not in favor of the variance. He is concerned that the neighborhood will go downhill.

Steve Burns pointed out that the property is not being maintained. He is also not in favor of the variance.

Debbie Burns is also concerned about the property values. When she spoke to the owner of the property, Gnanaoliou Aaron, he said he was not aware of the trailer placement.

Jim Rogers supports placement of trailer to be moved in to replace an old trailer which was removed.

Jasen Gibbens asked if they were unaware of the ordinance prohibiting new trailers to be placed in Brazil or within the 2-mile radius.

Mr. Wolf indicated that the owner of the property had given them permission to remove the old trailer and put in the new. Mr. Wolf said the owner told them they did not need permission from anyone else to do this.

Roberta Burns says the owner never maintained the property and she is afraid he will not be concerned about the neighbor's property values because he lives in Terre Haute.

Bruce Wolf advised that he has improved the property and cleaned up.

Debbie Burns says Mr. Aaron, the property owner, advised that they will have to excavate the property where the former trailer was before there would be room for the new trailer to be set.

Marcia Raab is the President of the Home Owner's Association at Haywood Farms. She and her association are concerned that there will be continuation of criminal activity in this area and that the property values will go down.

Jim Rogers says he has brought Marion Schaffer who will attest to the condition of his property and the work he has done.

Marion Schaffer says that he has lived in his house for 12 years. He says the people who lived there before Rogers were kids/young adults who conducted questionable activities. He then said Mr. Rogers and Mr. Wolf are good neighbors, clean and decent.

Steve Burns is worried about what the future will bring if this variance is allowed.

Debbie Burns says they have offered to buy the property and the owner will not sell. But the owner also expressed to her that he doesn't care if their property values go down.

Mr. Rogers says that the owner told him that the property has never looked better.

Robert Kulow moves NOT to approve the petition. Veda Bussing seconds. Motion carried unanimously. Board gives Mr. Wolf 30 days to move the trailer off the property with allowance for two week extension if weather is an issue.

Motion to adjourn – Veda Bussing makes motion, Robert Kulow seconded.
Meeting adjourned.